

City of Seattle

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

1. Name of proposed project, if applicable:

Northgate Area Neighborhood Design Guidelines.

2. Name of Applicant:

City of Seattle, DCLU

3. Address and phone number of applicant and contact person:

Department of Design, Construction and Land Use (DCLU)
700 5th Avenue, Suite 2000
Seattle, Washington 98104
Contact: John Skelton
(206) 233 3883

4. Date checklist prepared:

August 11, 2003

5. Agency requesting checklist:

City of Seattle, DCLU

6. Proposed timing or schedule (include phasing if applicable):

The proposed code amendments are proposed to be considered by the City Council in Fall 2003.

7. Do you have any plans for future additions, expansions, or further activities related to or connected with this proposal? If yes, explain:

Other neighborhoods have design guidelines under development and will be added to the Land Use Code as they are completed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

None.

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:**

The proposal applies within the Northgate Overlay District, within which there are applications pending for governmental approvals, including a Development Agreement, approval of an ordinance that approves a Purchase and Sale Agreement, other Land Use Code changes, and various resolutions currently before the City Council, as well as proposals for private development that is subject to City approval.

- 10. List any governmental approvals or permits that will be needed for your proposal, if known:**

The proposal will require approval by the City Council and the Mayor.

- 11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.**

See the attached Design Guidelines for the Northgate Urban Center and Overlay District for a complete description of the guidelines and their purpose. The purpose of neighborhood-specific design guidelines, generally, is identified at SMC 23.41.010: "Neighborhood design guidelines are intended to augment and make more specific [the City-wide design guidelines and downtown design guidelines.]"

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

This is a non-project action. The design guidelines would apply within the Northgate Overlay District, which is the area approximately within NE 85th St., NE 130th St., Lake City Way, and Ashworth Avenue N.

B. ENVIRONMENTAL ELEMENTS:

1. Earth

- a. General description of the site: (circle one) Flat, rolling, hilly, steep slopes, mountainous, other:**

The Northgate Overlay District spans a large geographic area of varying topography.

- b. What is the steepest slope on the site (approximate percent slope)?**

Not applicable.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

The Northgate Overlay District includes sites with the different soil types found in the Seattle area. Identification of soil types may occur during project-specific environmental review.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Not applicable.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Not applicable.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Not applicable.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Not applicable.

- h. Proposed measures to reduce or control erosion, other impacts to the earth, if any: None.**

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood, smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

- a. Surface**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Thornton Creek exists in the Northgate area and flows into Lake Washington. It is a Class A riparian corridor in certain locations within the Northgate Overlay District. Haller Lake exists in the Northgate Overlay District.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

The proposal is a non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Not applicable.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

This is a non-project action. Portions of the North and South Forks of Thornton Creek are within the Northgate Overlay District and FEMA maps show portions as being within a floodplain.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Not applicable.

b. Ground

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Not applicable.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example, domestic sewage, industrial, containing the following chemicals... agricultural, etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Not applicable.

c. Water Runoff (including storm water)

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.**

Not applicable.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts,

if any:

None.

4. Plants

a. Check or circle types of vegetation found on the site:

As a non-project action, this question is not applicable. A variety of vegetation can be found within the Northgate Overlay District consistent with the types of vegetation generally found in Puget Sound urban areas.

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**
- ☐ **N/A**

b. What kind and amount of vegetation will be removed or altered?

Not applicable.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, other measures to preserve or enhance vegetation on the site, if any:

None.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

As a non-project action, this question is not applicable. The Northgate Overlay District includes a large urban area where a number of species inhabiting urban environmental can be found, including domestic pets, pigeons and rodents.

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

Not applicable.

b. List any threatened or endangered species known to be on or near the site.

Chinook salmon is a threatened species that occurs in Lake Washington, and has been seen occasionally in the lower reaches of Thornton Creek. Bull trout have been seen occasionally in Lake Washington.

c. Is the site part of a migration route? If so, explain.

The Northgate Overlay District could be part of a migration route for some of the species identified above, such as migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:

None included in proposal. The City of Seattle has many programs, policies and laws that are designed to preserve or enhance wildlife.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or waste, that could occur as a result of this proposal? If so, describe.

Not applicable.

1) Describe special emergency services that might be required.

Not applicable.

- 2) **Proposed measures to reduce or control environmental health hazards, if any:**

None.

b. Noise

- 1) **What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?**

Not applicable.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

None.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The Northgate Overlay District contains an active commercial core, some commercial and mixed-use development patterns, and a large amount of single-family residential area.

b. Has the site been used for agriculture? If so, describe.

Agriculture may have been an historic use of some portions of the Northgate Overlay District.

c. Describe any structures on the site.

A variety of commercial, institutional and residential structures exist within the Northgate Overlay District.

d. Will any structures be demolished? If so, what?

Not applicable.

e. What is the current zoning classification of the site?

Generally, sites that may be affected by the proposed changes are zoned Multi-family Residential and Commercial, with varying height limits.

f. What is the current comprehensive plan designation of the site?

The central commercial portion of the Northgate Overlay District is designated as an Urban Center. The remainder of the Northgate Overlay District is classified as an 'area outside of Urban Centers and Villages.' Designations on the Future Land Use Map are Commercial/Mixed Use, Multi-Family Residential, Major Institutions, Single-Family Residential and City-owned Open Space.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an environmentally sensitive area? If so, specify.

Not applicable to a non-project action. However, there are designated environmentally critical areas in the Northgate Overlay District including 40% steep slopes or greater, potential slide areas, liquefaction zones, presence of wildlife, wetlands, abandoned landfills, known slide areas, riparian corridors, and flood prone areas.

i. Approximately how many people would reside or work in the completed project?

Not applicable.

- j. Approximately how many people would the completed project displace?**

Not applicable.

- k. Proposed measures to avoid or reduce displacement impacts, if any:**

Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The proposal is compatible with existing and projected land uses and plans and no measures are proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Not applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Not applicable.

- c. Proposed measures to reduce or control housing impacts, if any:**

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable.

- b. What views in the immediate vicinity would be altered or obstructed?**

Not applicable.

- c. Proposed measures to reduce aesthetic impacts, if any:**

None.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Not applicable.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable

- c. What existing off-site sources of light or glare may affect your proposal?**

Not applicable.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

Not applicable.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

Not applicable.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

Not applicable.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

Not applicable.

- c. Proposed measures to reduce or control impacts, if any:**

None.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access**

to the existing street system. Show on site plans, if any.

Parcels within the Northgate Overlay District are served by the I-5 Freeway and major city arterials including Northgate Way and Roosevelt Way.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The Northgate Overlay District is served by public transit routes.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

Not applicable.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe. (indicate whether public or private).**

Not applicable.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Not applicable.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Not applicable.

- g. Proposed measures to reduce or control transportation impacts, if any:**

None.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

Not applicable.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

None.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

Not applicable.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Not applicable.

C. SIGNATURE:

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature: _____

Kristian F. Kofoed
Land Use Planner, Department of Design, Construction and Land Use

Date submitted: _____

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering the questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal would not affect water, air, noise, or toxic/hazardous substances.

Proposed measures to avoid or reduce such increases are:

None proposed.

- 2. How would the proposal be likely to affect plants, animals, fish or marine life?**

The proposal would not affect plant, animal, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed.

- 3. How would the proposal be likely to deplete energy or natural resources?**

The proposal would not affect energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None proposed.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened, or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposal would not affect environmentally sensitive areas or areas designated or eligible for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None proposed.

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land and shoreline uses incompatible with existing plans?**

No incompatible uses would be allowed or encouraged by the proposal.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The proposal would not affect demand on transportation or public services/utilities.

Proposed measures to reduce or respond to such demands are:

None.

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

There is no known conflict between the proposal and federal, state or local laws or requirements for protection of the environment.